

IN RE: PETITION FOR SPECIAL HEARING  
SE/S Bentley Road, 2,273' SW  
of the c/l of Kaufman Road  
(429 Bentley Road)  
7th Election District  
3rd Councilmanic District

Donald Doster, Jr. and  
April D. Jaskulski -  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-402--SPH  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 429 Bentley Road, located in the vicinity of Five Forks in Parkton. The Petition was filed by the owners of the property, Donald Doster, Jr., and his daughter, April D. Jaskulski. The Petitioners seek approval of three (3) non-density parcels, pursuant to the proposed minor subdivision of the subject property to create two separate lots of record. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Donald Doster, Jr., his daughter, April D. Jaskulski, and J. Finley Ransone, Registered Land Surveyor. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 4.9754 acres, more or less, split zoned R.C.4 and R.C.5 and is improved with a single family dwelling. Mr. Doster is in the process of subdividing the property to create two lots of record which will be given to his children. The Petitioner submitted into evidence as Petitioner's Exhibit 1, a site plan of the property depicting the proposed layout of the property and the non-density parcels that will be created as a result of the minor subdivision. Upon approval of the minor subdivision,

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Date

By

MICROFILMED

proposed Lot 1 will consist of 2.3979 acres and retain the existing dwelling. Proposed Lot 2 will consist of 2.4285 acres, and will be developed with a single family dwelling by Mrs. Jaskulski. Mr. Doster intends to convey proposed Lot 1 to his other daughter at some point in the future.

As stated previously, the Petitioners are proceeding through the minor subdivision process. Because the R.C.4/R.C.5 zone line bifurcates the property, three non-density parcels are created, and thus, a special hearing to approve same is necessary in order to proceed with the minor subdivision. Those parcels have been highlighted in yellow and pink on Petitioner's Exhibit 1. One parcel highlighted in pink represents the 30-foot wide panhandle driveway access for proposed Lot 2 and is, in fact, a non-density parcel located on the west side of the property zoned R.C.4. A smaller non-density parcel highlighted in pink represents a 12-foot wide panhandle driveway for proposed Lot 2. That parcel is also situated in the R.C. 4 zoned portion of the site. Both of these lots are created by virtue of the split zoning of this property and are the subject of this special hearing request to allow the existence of these two non-density parcels. The third non-density parcel, shaded in yellow on the site plan, is associated with Lot 1 and is located in the R.C.5 zoned portion of the site. As stated previously, all three of these non-density parcels are created by virtue of the split zoning of the property. None of the parcels in question will be utilized for density purposes and will be part and parcel of their respective lots.


After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. The three parcels in question will be used for non-density purposes in conjunc-

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Date 6/12/95  
By Bo

tion with the uses on their respective lots. Furthermore, the relief requested will not be detrimental to the public health, safety, or general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of June, 1995 that the Petition for Special Hearing seeking approval of three (3) non-density parcels, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 6/12/95  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 12, 1995

(410) 887-4386

Mr. Donald Doster, Jr.  
22 W. Clearview Drive  
Shrewsbury, Pennsylvania 17761

RE: PETITION FOR SPECIAL HEARING  
SE/S Bentley Road, 2,273' SW of the c/l of Kaufman Road  
(429 Bentley Road)  
7th Election District - 3rd Councilmanic District  
Donald Doster, Jr. and April D. Jaskulski - Petitioners  
Case No. 95-402-SPH

Dear Mr. Doster and Ms. Jaskulski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mrs. April D. Jaskulski  
429 Bentley Road, Parkton, Md. 21120

Mr. J. Finley Ransone  
P.O. Box 10160, Towson, Md. 21285-0160

People's Counsel

File

RECEIVED  
JUN 15 1995



# Petition for Special Hearing

95-402-SPH

## to the Zoning Commissioner of Baltimore County

for the property located at 429 Bentley Rd, Parkton, MD 21120  
~~Freeland, MD 21053~~  
which is presently zoned RC-4 & RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A non density RC-5 parcel.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s).

Donald Doster Jr.

(Type or Print Name)

Signature

April D. Jaskulski

(Type or Print Name)

Signature

429 Bentley Rd 771-4950 ext 425

Address

Phone No.

Parkton

~~Freeland~~

MD

21120

~~21053~~

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Mrs. April D. Jaskulski

Name

429 Bentley Rd Parkton

Address

Freeland, MD

21120

~~21053~~

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL

OTHER

REVIEWED BY: R.T.

DATE

5/2/95

ITEM # 392



MICROFILMED

ORDER RECEIVED FOR FILING  
Date 6/2/95  
By [Signature]

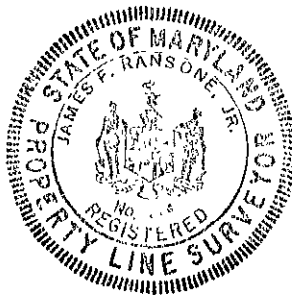
95-402-SPH

**ZONING DESCRIPTION**

No. 429 Bentley Road  
Freeland, Maryland

**BEGINNING** for the same at a point in the center of Bentley Road 2,273 feet southwest of the intersection of Kaufman Road, Cameron Mill Road and Bentley Road; thence binding in the said Bentley Road, and on the outlines of the property of the petitioners herein, South 59 degrees 00 minutes 00 seconds West 145.48 feet, and South 36 degrees 22 minutes 55 seconds West 89.47 feet, thence leaving said road; South 22 degrees 13 minutes 08 seconds East 169.80 feet; thence South 33 degrees 55 minutes 36 seconds East 594.10 feet; thence North 47 degrees 16 minutes 24 seconds East 206.77 feet, thence; North 13 degrees 15 minutes 00 seconds West 592.64 feet, thence; South 59 degrees 00 minutes 00 seconds West 220.00 feet, and thence North 13 degrees 15 minutes 00 seconds West 198.55 feet to the place of beginning.

**THE IMPROVEMENTS** thereon being known as No. 429 Bentley Road.



ITEM# 392

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-402-SPH

District 706

Date of Posting

5/19/95

Posted for: Special Hearing

Petitioner:

Donald D. Dorigo & April P. Storkel

Location of property:

429 Bentley Rd. SE/S

Location of Sign:

Facing 700 Lwy. on property being zoned

Remarks:

Posted by

M. J. Healy  
Signature

Date of return:

5/26/95

Number of Signs:

1



# CERTIFICATE OF PUBLICATION

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204, as follows:

Case: #95-402-SPH  
(Item 392)  
429 Bentley Road  
SE/S Bentley Road, 2273'  
+/- SW of c/l Kaufman  
Road  
7th Election District  
3rd Councilmanic  
Legal Owner(s):  
Donald Doster, Jr. and  
April D. Jaskulski  
Hearing: Thursday,  
June 8, 1995 at 11:00  
a.m. in Rm. 118, Old  
Courthouse.

Special Hearing to approve  
a non-density R.C.-5 parcel.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
887-3353.

(2) For information concern-  
ing the File and/or Hearing. Please  
Call 887-3391.  
5/24/95 May 18.

TOWSON, MD.,

May 19, 1995

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 3 successive  
weeks, the first publication appearing on May 4, 1995.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

~~Publication~~



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-402-SPH

Account: R-001-6150

Number 392

T-1/1

Date

5/2/95

429 Dentley Rd.  
Parkton, MD, 2120

030 — SPH — \$ 50<sup>00</sup>

050 — SKEN — \$ 35<sup>00</sup>

Total — \$ 85<sup>00</sup>

ALLEGRETTA

01AD18002YMICHR

485.00

BA 0009#43AM05-02-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 392

Petitioner: \_\_\_\_\_

Location: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

NAME: April Jaskulski

ADDRESS: 429 Bentley Rd

Parkton MD 21120

PHONE NUMBER: 410 - 357 - 8354

AJ:ggs

MICROFILMED

(Revised 04/09/93)



Printed with Soybean Ink  
on Recycled Paper

TO: PUTUXENT PUBLISHING COMPANY  
MAY 18, 1995 Issue - Jeffersonian

Please forward billing to:

April Jaskulski  
429 Bentley Road  
Parkton, MD 21120  
357-8354

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-402-SPH (Item 392)  
429 Bentley Road  
SE/S Bentley Road, 2273'+/- SW of c/l Kaufman Road  
7th Election District - 3rd Councilmanic  
Legal Owner: Donald Doster, Jr. and April D. Jaskulski  
HEARING: THURSDAY, JUNE 8, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a non-density R.C.-5 parcel.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-402-SPH (Item 392)

429 Bentley Road

SE/S Bentley Road, 2273' +/- SW of c/l Kaufman Road

7th Election District - 3rd Councilmanic

Legal Owner: Donald Doster, Jr. and April D. Jaskulski

HEARING: THURSDAY, JUNE 8, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a non-density R.C.-5 parcel.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Donald Doster, Jr. and April D. Jaskulski

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 1, 1995

Mr. Donald Doster, Jr.  
Ms. April D. Jaskulski  
429 Bentley Road  
Parkton, Maryland 21120

RE: Item No.: 392  
Case No.: 95-402-SPH  
Petitioner: D. Doster, et al

Dear Mr. Doster:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 2, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



## BALTIMORE COUNTY, MARYLAND

May 15, 1995

SUBJECT: Zoning Item #392 - Doster Property  
429 Bentley Road  
Zoning Advisory Committee Meeting of May 15, 1995

## Environmental Impact Review

## Development Coordination

JLP:DL:LS:sp

UNCLASSIFIED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: May 16, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

*A*

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 391, 392, and 397.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Krins*

PK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/11/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 15, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 392, 394, 395, 396,  
397, 398, 399 AND 400.

RECEIVED

MAY 16 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

5-12-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 392 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

MICROFILMED

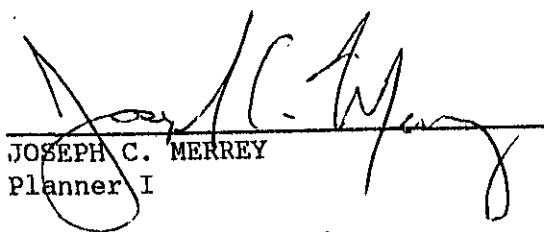
95-402-SPH

DOSTER PROPERTY  
Bentley Road  
94-147-MP

Minor Panhandle Review  
Plan Date: 6/20/94  
Comments Due: 8/18/94  
Comments Date: 8/18/94  
Comments Completed: 8/22/94

- \* 1. That portion of lot 1 that is located within the R.C.-5 zone will require a special hearing as this lot configuration creates an undersized R.C.-5 lot.
2. Density calculations must be done separately for the R.C.-4 and R.C.-5 zones.
3. Show front orientation for the proposed dwelling on lot 2.
4. Reflect in the notes the portion (in acres) of lot 1 zoned R.C.-4 and the portion zoned R.C.-5.
5. The 30-foot strip of lot 2 zoned R.C.-4 must be labelled "for access only - non-density strip".
6. Reflect in the notes the portion (in acres) of lot 2 zoned R.C.-4 and the portion zoned R.C.-5.
7. ADVISORY: If a special hearing is sought pursuant to note 1 above, it is suggested that the 30-foot strip at issue in note 5 above be addressed at that filing as well.
8. As the R.C.-4 setback requirements require 100 feet between a building face and an adjacent R.C.-2 zone line, confirm in the notes that the subject property is not contiguous to an R.C.-2 zoned property.

Any requests for further information from the Zoning Office must include a reference to the minor panhandle file #94-147-MP and written correspondence or revised plans must be accompanied by a copy of these comments.

  
JOSEPH C. MERREY  
Planner I

JCM:scj

SEE GEN. NOTES/SITE PLAN  
# 5 - FOR LOT 1 & 2 AREA.

\* ITEM# 392

MICROFILMED

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
429 Bentley Road, SE/S Bentley Road, \* ZONING COMMISSIONER  
2273'+/- SW of c/l Kaufman Road, 7th \* OF BALTIMORE COUNTY  
Election District, 3rd Councilmanic \*  
Donald Doster, Jr. and April D. Jaskulski \*  
Petitioners \* CASE NO. 95-402-SPH

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31<sup>st</sup> day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to Donald Doster, Jr. and April D. Jaskulski, 429 Bentley Road, Parkton, MD 21120, Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

J. Finley Ransonie

April Jaskulski

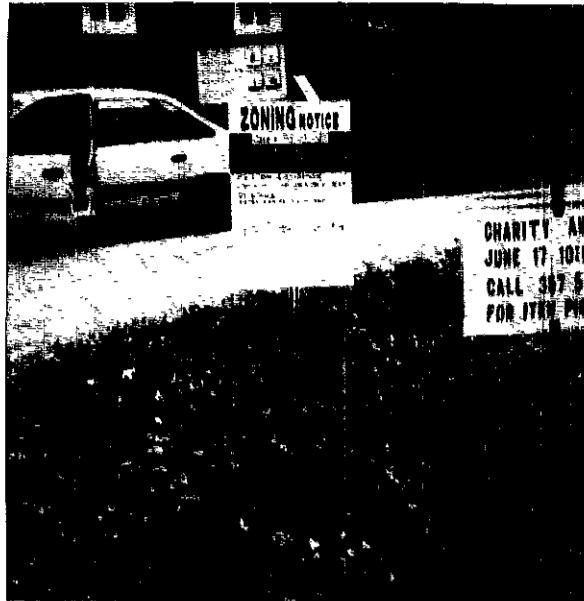
Donald Foster JR.

PO Box 10160 Leason, MD 21285-0160

429 Bentley Rd, Parkton, MD

2245 Clearview Dr. Silver Spring PA. 17261





402

95-402-SPH

R.C. 4

SITE

R.C. 4

NEIGHBORHOOD MAP  
1" = 200' MAP  
PART OF ZONING MAP  
NW 35C

R.C. 5

ITEM # 392

R.C. 5

C. 5

R.C. 5

N138000

N139000

N673000

IN RE: PETITION FOR SPECIAL HEARING  
SE/S Bentley Road, 2,273' SW  
of the c/l of Kaufman Road  
(429 Bentley Road)  
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3rd Councilmanic District  
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Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-402-SPH

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proposed Lot 1 will consist of 2.3979 acres and retain the existing dwelling. Proposed Lot 2 will consist of 2.4285 acres, and will be developed with a single family dwelling by Mrs. Jaskulski. Mr. Doster intends to convey proposed Lot 1 to his other daughter at some point in the future.

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After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. The three parcels in question will be used for non-density purposes in conjunc-

tion with the uses on their respective lots. Furthermore, the relief requested will not be detrimental to the public health, safety, or general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13<sup>th</sup> day of June, 1995 that the Petition for Special Hearing seeking approval of three (3) non-density parcels, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 6/13/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 6/13/95  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 12, 1995

(410) 887-4386

Mr. Donald Doster, Jr.  
22 W. Clearview Drive  
Shrewsbury, Pennsylvania 17761

RE: PETITION FOR SPECIAL HEARING  
SE/S Bentley Road, 2,273' SW of the c/l of Kaufman Road  
(429 Bentley Road)  
7th Election District - 3rd Councilmanic District  
Donald Doster, Jr. and April D. Jaskulski - Petitioners  
Case No. 95-402-SPH

Dear Mr. Doster and Ms. Jaskulski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mrs. April D. Jaskulski  
429 Bentley Road, Parkton, Md. 21120

Mr. J. Finley Ransone  
P.O. Box 10160, Towson, Md. 21285-0160

People's Counsel

File



## Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 429 Bentley Rd., Parkton, MD 21120  
which is presently zoned RC-4 & RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A non density RC-5 parcel.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode

Legal Owner(s):  
Donald Doster, Jr.  
(Type or Print Name)  
Signature  
April D. Jaskulski  
(Type or Print Name)  
Signature  
429 Bentley Rd 771-4950 ext 425  
Parkton, MD 21120  
Freeland, MD 21053  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode

Mrs. April D. Jaskulski  
Name  
Parkton, MD 21120  
Address  
429 Bentley Rd Freeland, MD 21053  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates: West Time Month

ALL OTHER

REVIEWED BY: RJK DATE: 6/2/95

ITEM # 392

ORDER RECEIVED FOR FILING  
Date 6/2/95  
By [Signature]

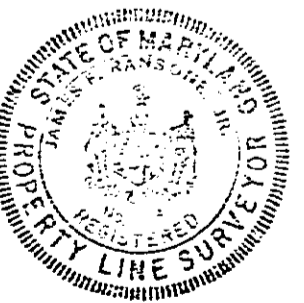
#### ZONING DESCRIPTION

No. 429 Bentley Road

Freeland, Maryland

BEGINNING for the same at a point in the center of Bentley Road 2,273 feet southwest of the intersection of Kaufman Road, Cameron Mill Road and Bentley Road; thence binding in the said Bentley Road, and on the outlines of the property of the petitioners herein, South 59 degrees 00 minutes 00 seconds West 145.48 feet, and South 36 degrees 22 minutes 55 seconds West 89.47 feet, thence leaving said road, South 22 degrees 13 minutes 08 seconds East 169.80 feet, thence South 33 degrees 55 minutes 36 seconds East 594.10 feet, thence North 47 degrees 16 minutes 24 seconds East 236.77 feet, thence, North 13 degrees 15 minutes 00 seconds West 592.64 feet, thence, South 59 degrees 00 minutes 00 seconds West 220.00 feet, and thence North 13 degrees 15 minutes 00 seconds West 199.55 feet to the place of beginning.

THE IMPROVEMENTS thereon being known as No. 429 Bentley Road.



ITEM # 392

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 2d Date of Posting: 5/19/95  
Posted for: Special Hearing  
Petitioner: Donald Doster, Jr. & April D. Jaskulski  
Location of property: 429 Bentley Rd. 21120  
Location of Sign: Along the way, on property, to be posted  
Remarks:  
Posted by: Matthew Date of return: 5/24/95  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., May 19, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 3 successive weeks, the first publication appearing on May 4, 1995.

THE JEFFERSONIAN,  
*A. H. Newman*  
LEGAL AD. - TOWSON

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed special hearing on the property identified herein at Room 105 of the County Office Building, 111 W. Chase Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

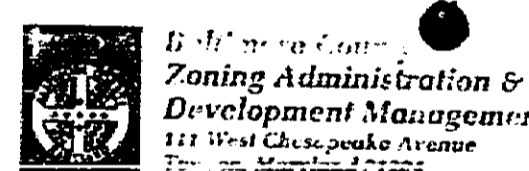
Case: 95-402-SPH  
Room: 105  
429 Bentley Road  
SE/S Bentley Road, 2273' SW of the c/l of Kaufman Road  
7th Election District  
3rd Councilmanic District  
Legal Owner(s):  
Donald Doster, Jr. and April D. Jaskulski  
Hearing: Thursday, June 8, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a non-density R.C.-5 parcel.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearing was Hand-capped. Accidents, for special accommodations. Please Call 887-3391. (2) Other information concerning the file under hearing, please call 887-3391.

3249 May 18



Baltimore County  
Zoning Administration & Development Management  
111 West Chase Avenue  
Towson, Maryland 21204

#### receipt

95-402-SPH

Date: 5/2/95  
429 Bentley Rd.  
Parkton, MD 21120

030 - SPH - \$ 50.00  
030 - SIGN - \$ 35.00  
Total - \$ 85.00

01A0180029W1CHRC \$85.00  
Baltimore County

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 392

Petitioner:

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: April Jaskulski

ADDRESS: 429 Bentley Rd

Parkton MD 21120

PHONE NUMBER: 410-367-8354

AJ:ggg

(Revised 04/09/93)

TO: PUTNEM PUBLISHING COMPANY  
MAY 18, 1995 Issue - Jeffersonian

Please forward billing to:

April Jaskulski  
429 Bentley Road  
Parkton, MD 21120  
357-8354

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-402-SPH (Item 392)

429 Bentley Road  
SE/8 Bentley Road, 2273'-1/2" SW of c/l Kaufman Road  
7th Election District - 3rd Councilmanic

Legal Owner: Donald Doster, Jr. and April D. Jaskulski

HEARING: THURSDAY, JUNE 8, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a non-density R.C.-5 parcel.

LAWRENCE E. SCHWYD

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEADINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-402-SPH (Item 392)

429 Bentley Road  
SE/8 Bentley Road, 2273'-1/2" SW of c/l Kaufman Road  
7th Election District - 3rd Councilmanic

Legal Owner: Donald Doster, Jr. and April D. Jaskulski

HEARING: THURSDAY, JUNE 8, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a non-density R.C.-5 parcel.

ARNOLD JABLON

Director

cc: Donald Doster, Jr. and April D. Jaskulski

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 1, 1995

Mr. Donald Doster, Jr.  
Ms. April D. Jaskulski  
429 Bentley Road  
Parkton, Maryland 21120

RE: Item No.: 392  
Case No.: 95-402-SPH  
Petitioner: D. Doster, et al

Dear Mr. Doster:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 2, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management May 15, 1995

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #392 - Doster Property  
429 Bentley Road  
Zoning Advisory Committee Meeting of May 15, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Development Coordination

Minor Subdivision comments dated 8/16/94 apply to this site.

JLP:DL:LS:sp

DOSTER/DEPRM/TXTSBB

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management DATE: May 16, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 391, 392 and 397.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kline

PK/JL

ITEM392/PZONE/ZAC1

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/11/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 15, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS 392, 394, 395, 396, 397, 398, 399 AND 400.

RECEIVED  
MAY 16 1995  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File

Printed on Recycled Paper

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 392 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

95-402 SPH

1. That portion of lot 1 that is located within the R.C.-5 zone will require a special hearing as this lot configuration creates an undersized R.C.-5 lot.
2. Density calculations must be done separately for the R.C.-4 and R.C.-5 zones.
3. Show front orientation for the proposed dwelling on lot 2.
4. Reflect in the notes the portion (in acres) of lot 1 zoned R.C.-4 and the portion zoned R.C.-5.
5. The 30-foot strip of lot 2 zoned R.C.-4 must be labeled "for access only - non-density strip".
6. Reflect in the notes the portion (in acres) of lot 2 zoned R.C.-4 and the portion zoned R.C.-5.
7. ADVISORY: If a special hearing is sought pursuant to note 1 above, it is suggested that the 30-foot strip at issue in note 5 above be addressed at that filing as well.
8. As the R.C.-4 setback requirements require 100 feet between a building face and an adjacent R.C.-2 zone line, confirm in the notes that the subject property is not contiguous to an R.C.-2 zoned property.

Any requests for further information from the Zoning Office must include a reference to the minor panhandle file #94-147-MP and written correspondence or revised plans must be accompanied by a copy of these comments.

SEE GEN. NOTES/SITE PLAN  
# 5 - FOR LOT 1 & 2 AREA.

JCM:scj

\* ITEM# 392

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Charles S. Demille

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31<sup>st</sup> day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to Donald Doster, Jr. and April D. Jaskulski, 429 Bentley Road, Parkton, MD 21120, Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

J. FINLEY RANSOME

April Jaskulski

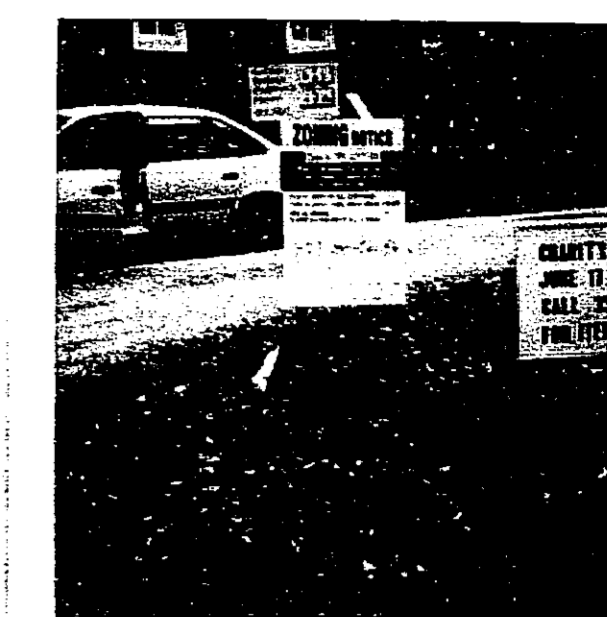
Donald Doster Jr.

ADDRESS

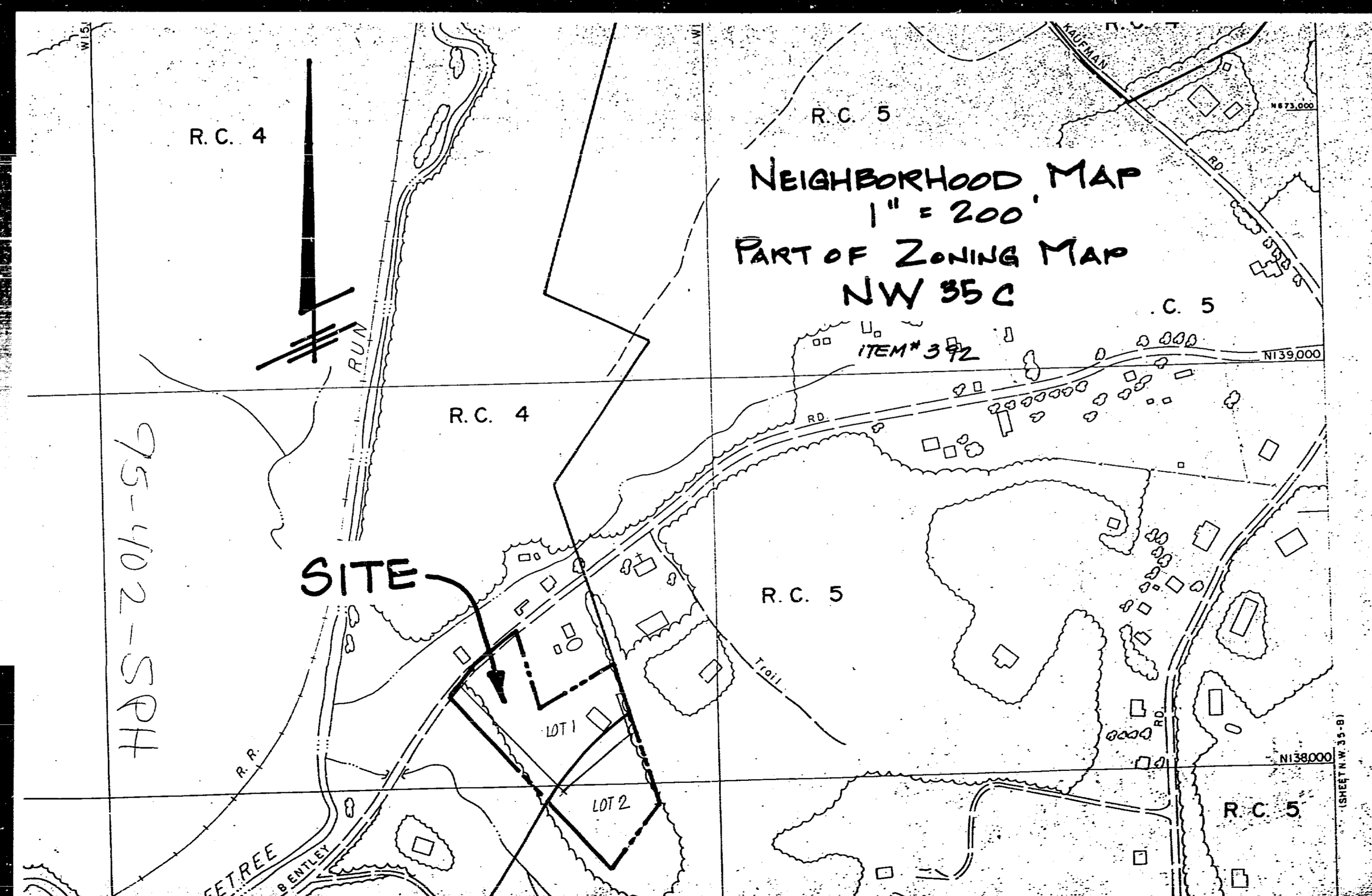
PO Box 10160 Tolson, MD 21285-0160

429 Bentley Rd, Parkton, MD

22 ver<sup>1</sup> Clear v. 6 W. Dr. S. L. 1726 21120



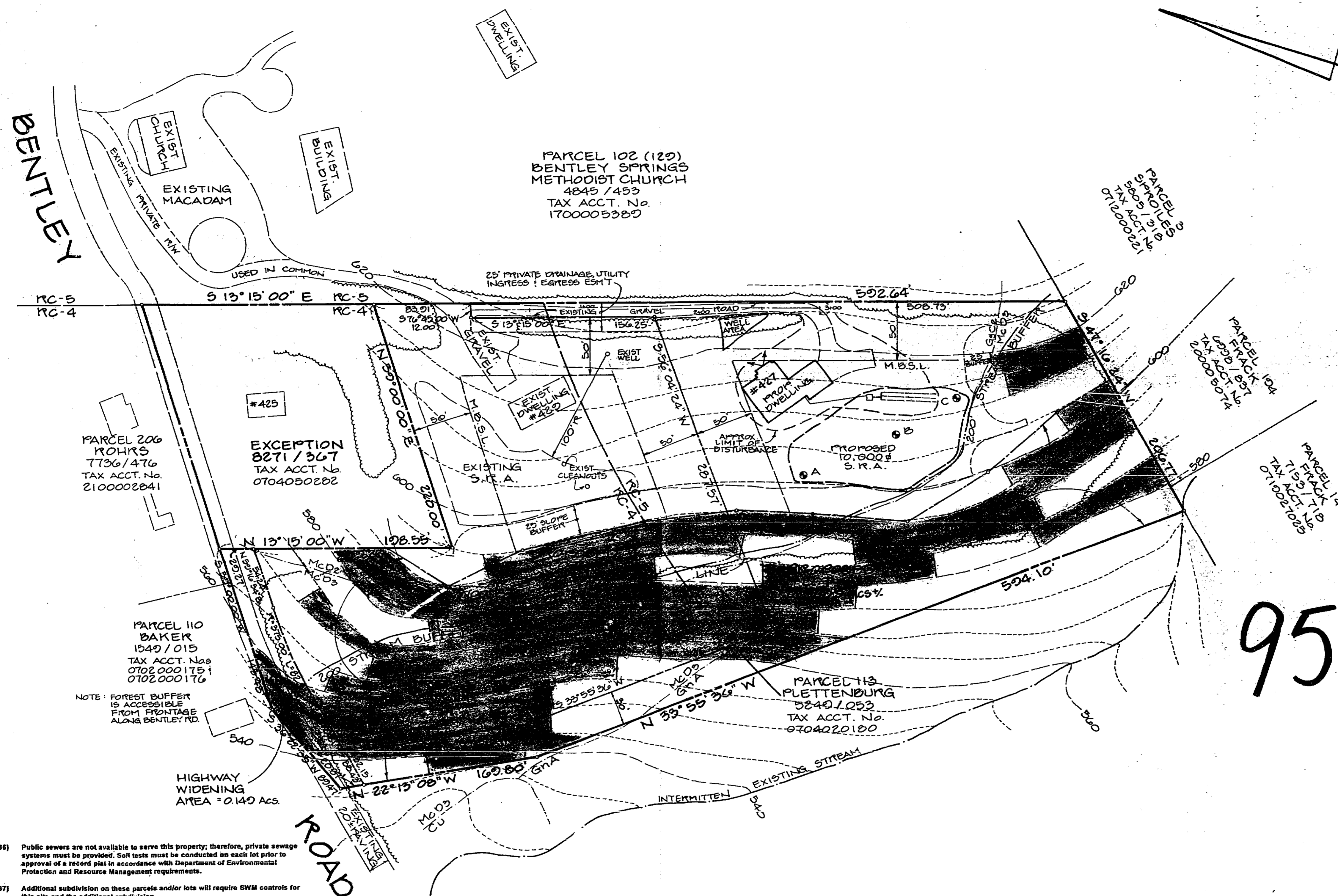
95-402-SPH



# BALTIMORE COUNTY GENERAL NOTES

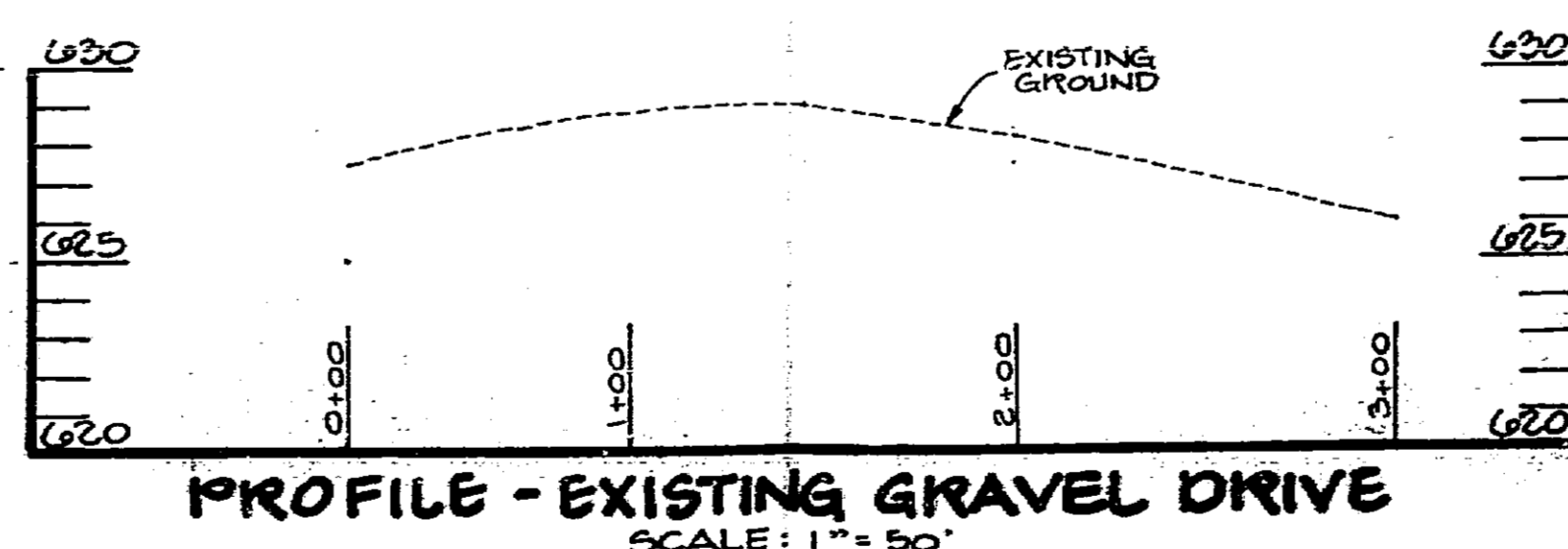
- Owner/Developer: Donald Doherty, Jr.  
222 Sandy Road  
Fruitland, Maryland 21053
- Current Deed Reference: 8271/365  
Tax Map 12-1223-2 - Parcel 15
- Tax Account No.: 1 5000006739
- Plat/Instrument Map Ref.: NW 500
- Site Map: 2-Left
- Current Zoning: RC-5 FRC-4  
Setbacks:  
Front: 50'  
Side: 100'  
Rear: 50'  
Typical: 50'  
Minimum gross density: 0.867  
No. lots allowed: 3  
No. lots proposed: 2  
Net site area: 4.3284 Acs.  
Gross site area: 4.9754 Acs.
- Lot No. 2 will be transferred as an individual residential lot comprising of 1 (ONE) density unit, and it may not be further subdivided. Additional density units are to remain with Lot No. 1, although Lot No. 1 may be further subdivided.
- The property as shown on this plan has been held intact since August 17, 1989. The developer's engineer has certified that no part of the NET site area of the property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwell.
- Census Tract: 4071  
Countywide District: 2  
Regional Planning District: 301 A  
Watershed: Prettyboy  
Subwatershed: #1 (No planned service)
- This property is not located within the Chesapeake Bay Critical Area.
- There are known potentially hazardous materials on this site.
- There are no underground fuel storage tanks located on the site.
- All site run-off must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
- In wooded areas, tree clearing is limited to 11,000 sq. ft. per lot. In general, removal of trees should be minimized.
- All impervious areas should be 30% of cleared area and conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
- House down spouts are to be discharged onto pervious areas or into dry wells, where feasible.
- Acceptance of this plan in no way binds Baltimore County into refuse collection of this development. At the time of construction and after all requirements have been met, a representative of the Bureau will meet with the developer or his representatives to discuss the details of refuse collection.
- Proposed use for the property:  
One lot for single family dwelling. Existing dwelling to remain Lot 1.
- Except as shown, there are no existing buildings, wells, septic or driveways on or within 100 ft. of site.
- Except as shown, there are no streams or wetlands within 200 ft. of the site.
- Public water is not available for this site; therefore private well systems must be provided in conformance with the Department of Environmental Protection and Resource Management requirements. A water appropriation permit must be approved prior to signature on this record plat.
- Public sewers are not available for this site; therefore private sewerage systems must be provided. Soil test must be conducted on each lot prior to approval of a record plat in accordance with the Department of Environmental Protection and Resource Management requirements.
- Except as shown, there are no slopes greater than 25%.
- The panhandle shall be paved within one year of the issuance of the first occupancy permit and prior to the issuance of the last occupancy permit of the last lot to be served, whichever comes first. (Section 22-85 H)
- All adjoining lots are currently zoned RC-4 and RC-5, as shown.
- Panhandle road shall be in accordance with Baltimore County Council Bill No. 172-89 and Resolution No. 40-87.
- N.F.L.P. Data: Community Panel No.: 240010  
Panel No.: 50 B Zone C
- Refuse collection, snow removal and road maintenance are provided to the junction of the panhandle and the public street and not onto the panhandle lot driveway.
- Fences may not be located less than 10 feet from the edge of paving or the adjoining property line, adjacent to the paving, which ever is less.
- Trash pads, fences, mail boxes must be uniformly located and designed.
- Landscape treatment must be provided along panhandle drives.
- There shall be no chaining, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- Protective covenants governing the use of the Forest Buffer Easement shall be recorded in the Land Records of Baltimore County at the time of plat recordation. These covenants shall run with the land and continue in perpetuity.
- In accordance with Bill No. 50-82, grading, filling or construction in any wetland is prohibited.
- The Developer must provide necessary drainage facilities (temporary or permanent) to prevent existing or future nuisances or damages to adjacent properties, especially by the concentration of surface waters, correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be full responsibility of the Developer.
- Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with the Department of Environmental Protection and Resource Management requirements. A water appropriation permit must be approved prior to signature on the record plat.
- Public sewers are not available to serve this property; therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Environmental Protection and Resource Management requirements.
- Additional subdivision on these parcels and/or lots will require SWM controls for this site and the additional subdivision.
- The rear of buildings may not be constructed within 20 feet of the limits of flood plain as established for a 100 year flood level with a 1 foot freeboard. See Plate 18D in the Baltimore County Design Manual, dated 1982 and adopted 1983.
- In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
- In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

NOTE:  
AREA OF DISTURBANCE = 14,300 sq. ft.

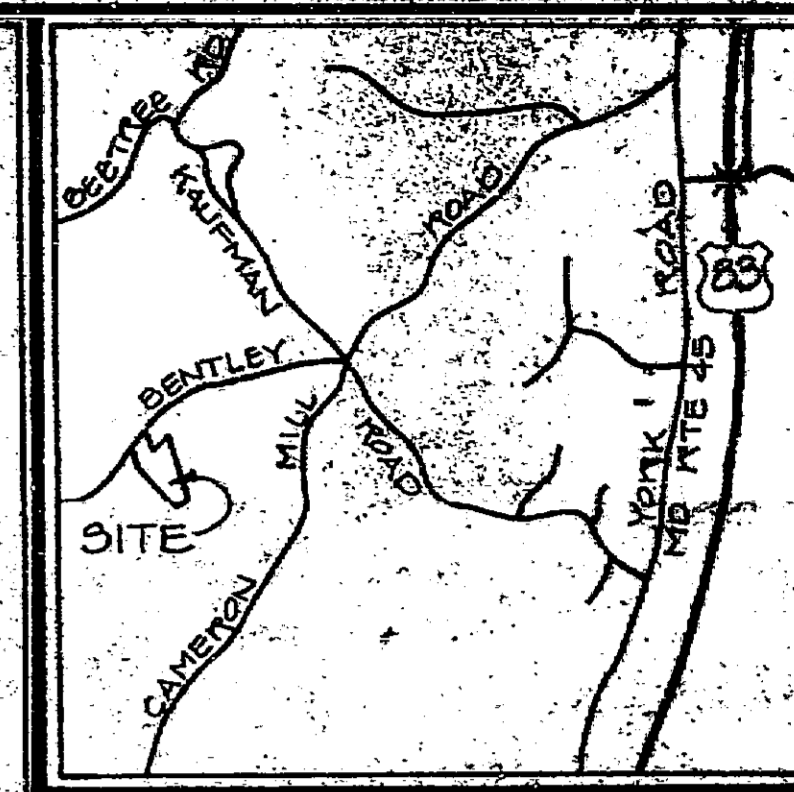


NOTE: FOREST BUFFER IS ACCESSIBLE FROM FRONTAGE ALONG BENTLEY RD.

HIGHWAY WIDENING AREA = 0.140 ACS.



Soil	Series	Flood Hazard	Homeless Hazardment
Cu	Codorus	Severe: Moderate-high water table flood hazard	Severe: flooding hazard
GpC2	Glenelg	Moderate: slope	Moderate: slope
GnA	Glenelg	Severe: high water table	Severe: high water table
McD2	Manor	Severe: slope	Severe: slope
McD3	Manor	Severe: slope	Severe: slope



VICINITY MAP  
1" = 2000'

PLAT TO ACCOMPANY PETITION FOR  
SPECIAL HEARING  
DOSTER PROPERTY  
7th Election District Baltimore County

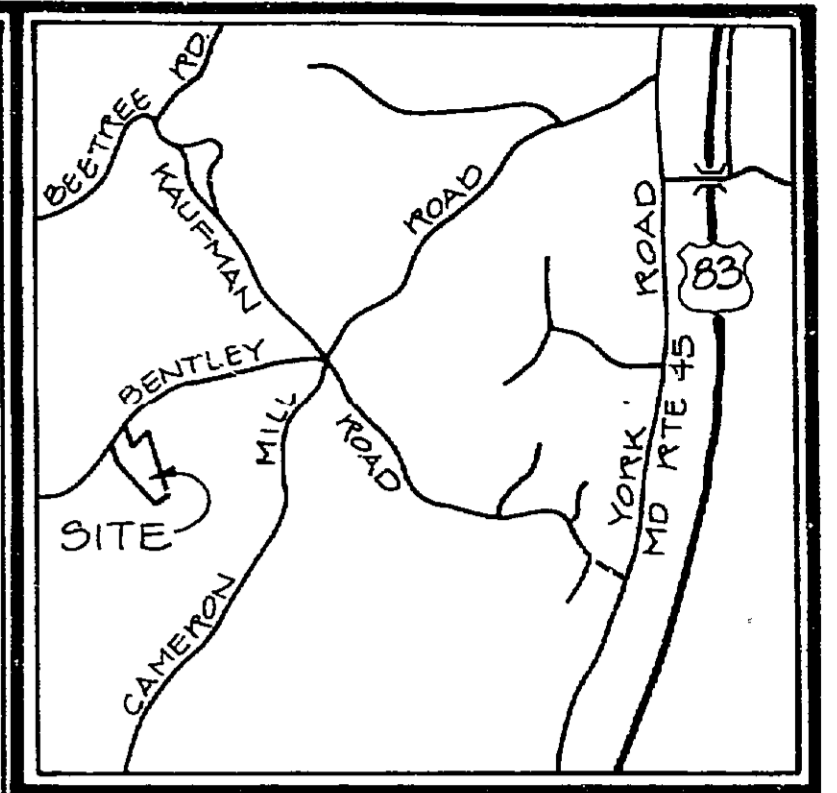
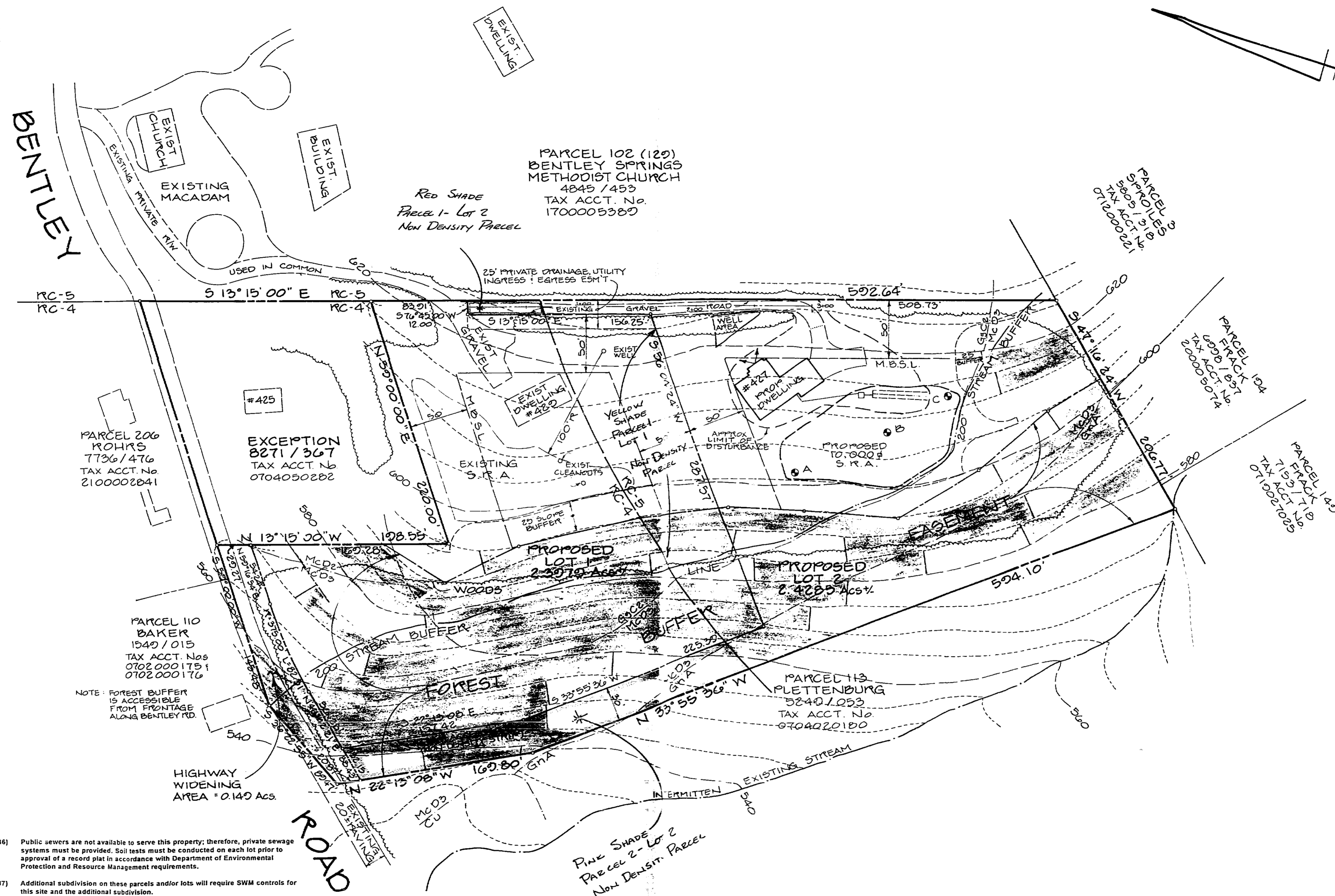
ITEM #392

SCALE: 1" = 50'	DATE: JUNE 20, 1994
<b>J. FINLEY RANSONE &amp; ASSOCIATES</b> REGISTERED LAND SURVEYORS P.O. BOX 78160 TOWSON, MARYLAND 21285-0160 410-744-8888	
J# 0304-083	

# BALTIMORE COUNTY GENERAL NOTES

- 1.) Owner / Developer  
Donald Doster, Jr.  
429 Bentley Road  
Freeland, Maryland 21053
- 2.) Current Deed Reference: 8271 / 365  
Tax Map 12 - Grid 2 - Parcel 95
- 3.) Tax Account No.: 180006719
- 4.) Photogrammetric Map Ref.: NW 35C
- 5.) Soils Map: 2 - Left
- 6.) Current Zoning: RC - 5 / RC - 4  
Setbacks:  
In RC - 4:  
CL Road - 100'  
Typical - 50'  
In RC - 5:  
CL Road - 75'  
Typical - 50'  
Maximum gross density: 0.667  
No. lots allowed: 3  
No. lots proposed: 2  
Net site area: 4.8264 Acs.  
Gross site area: 4.9754 Acs.  
Lot No. 2 will be transferred as an individual residential lot comprising of 1 (ONE) density unit, and it may not be further subdivided. Additional density units are to remain with Lot No. 1, although Lot No. 1 may not be further subdivided.
- 7.) The property as shown on this plan has been held intact since August 17, 1989. The developer's engineer has confirmed that no part of the NET site area of the property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwell.
- 8.) Census Tract: 4871  
Councilmatic District: 3  
Regional Planning District: 301 A  
Watershed: Prettyboy  
Subwatershed: 81 (No planned service)
- 9.) This property is not located within the Chesapeake Bay Critical Area.
- 10.) There are known potentially hazardous materials on this site.
- 11.) There are no underground fuel storage tanks located on the site.
- 12.) All site run-off must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
- 13.) In wooded areas, tree clearing is limited to 11,000 sq. ft. per lot. In general, removal of trees should be minimized.
- 14.) All impervious areas should be 30% of cleared area and conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
- 15.) House down spouts are to be discharged onto pervious areas or into dry wells, where feasible.
- 16.) Acceptance of this plan in no way binds Baltimore County into refuse collection of this development. At the time of construction and after all requirements have been met, a representative of the Bureau will meet with the developer or his representatives to discuss the details of refuse collection.
- 17.) Proposed use for the property:  
One lot for single family dwelling. Existing dwelling to remain Lot 1.
- 18.) Except as shown, there are no existing buildings, wells, septic or driveways on or within 100 ft. of site.
- 19.) Except as shown, there are no streams or wetlands within 200 ft. of the site.
- 20.) Public water is not available for this site; therefore private well systems must be provided in conformance with the Department of Environmental Protection and Resource Management requirements. A water appropriation permit must be approved prior to signature on this record plat.
- 21.) Public sewers are not available for this site; therefore private sewerage systems must be provided. Soil test must be conducted on each lot prior to approval of a record plat in accordance with the Department of Environmental Protection and Resource Management requirements.
- 22.) Except as shown, there are no slopes greater than 25%.
- 23.) The panhandle shall be paved within one year of the issuance of the first occupancy permit and prior to the issuance of the last occupancy permit of the last lot to be served, whichever comes first. (Section 22-85 (i))
- 24.) All adjoining lots are currently zoned RC - 4 and RC - 5, as shown.
- 25.) Panhandle road shall be in accordance with Baltimore County Council Bill No. 172-89 and Resolution No. 40-87.
- 26.) N.F.P. Data: Community Panel No.: 240010  
Panel No.: 50 B Zone C
- 27.) Refuse collection, snow removal and road maintenance are provided to the junction of the panhandle and the public street and not onto the panhandle lot driveway.
- 28.) Fences may not be located less than 10 feet from the edge of paving or the adjoining property line, adjacent to the paving, which ever is less.
- 29.) Trash pads, fences, mail boxes must be uniformly located and designed.
- 30.) Landscape treatment must be provided along panhandle drives.
- 31.) There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- 32.) Protective covenants governing the use of the Forest Buffer Easement shall be recorded in the Land Records of Baltimore County at the time of plat recordation. These covenants shall run with the land and continue in perpetuity.
- 33.) In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.
- 34.) The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be full responsibility of the Developer.
- 35.) Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with the Department of Environmental Protection and Resource Management requirements. A water appropriation permit must be approved prior to signature on the record plat.
- 36.) Public sewers are not available to serve this property; therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Environmental Protection and Resource Management requirements.
- 37.) Additional subdivision on these parcels and/or lots will require SWM controls for this site and the additional subdivision.
- 38.) The rear of buildings may not be constructed within 20 feet of the limits of flood plain as established for a 100 year flood level with a 1 foot freeboard. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.
- 39.) In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.
- 40.) In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

NOTE:  
AREA OF DISTURBANCE = 14,300 S.F.

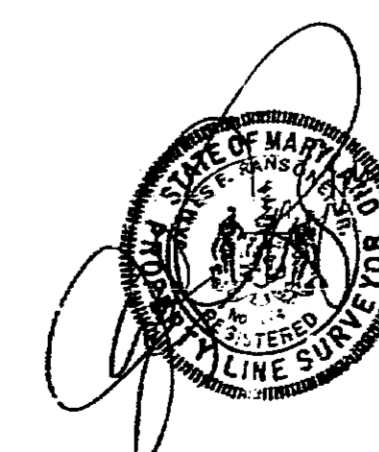
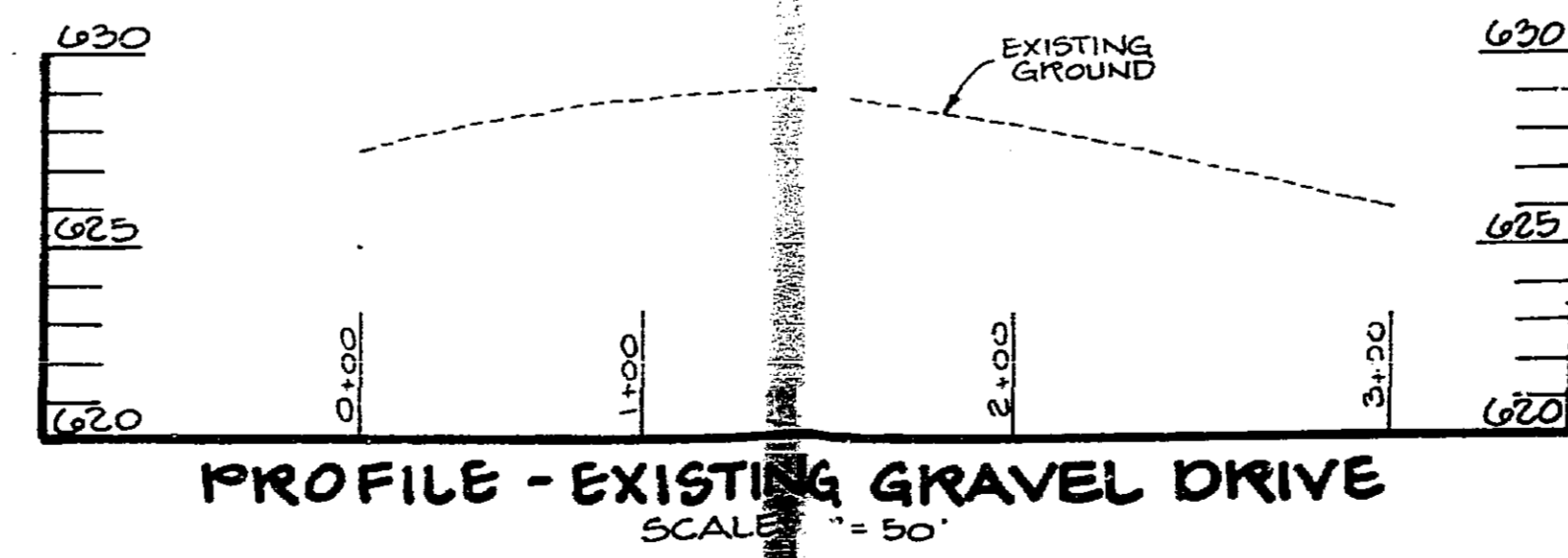


VICINITY MAP  
1" = 2000'

PLAT TO ACCOMPANY PETITION FOR  
SPECIAL HEARING  
DOSTER PROPERTY  
7th Election District Baltimore County

PETITIONER'S  
EXHIBIT 1

SOIL SURVEY			
Soil	Series	Filter Field	Homesite w/Basement
Cu	Codorus	Severe: Moderately high water table; flooding hazard	Severe: flooding hazard
GgC2	Glenelg	Moderate: slope	Moderate: slope
GnA	Glenville	Severe: high water table	Severe: high water table
McD2	Manor	Severe: slope	Severe: slope
McD3	Manor	Severe: slope	Severe: slope



SCALE: 1" = 50'	DATE: JUNE 20, 1994
J# 9304-083	F# 75-055